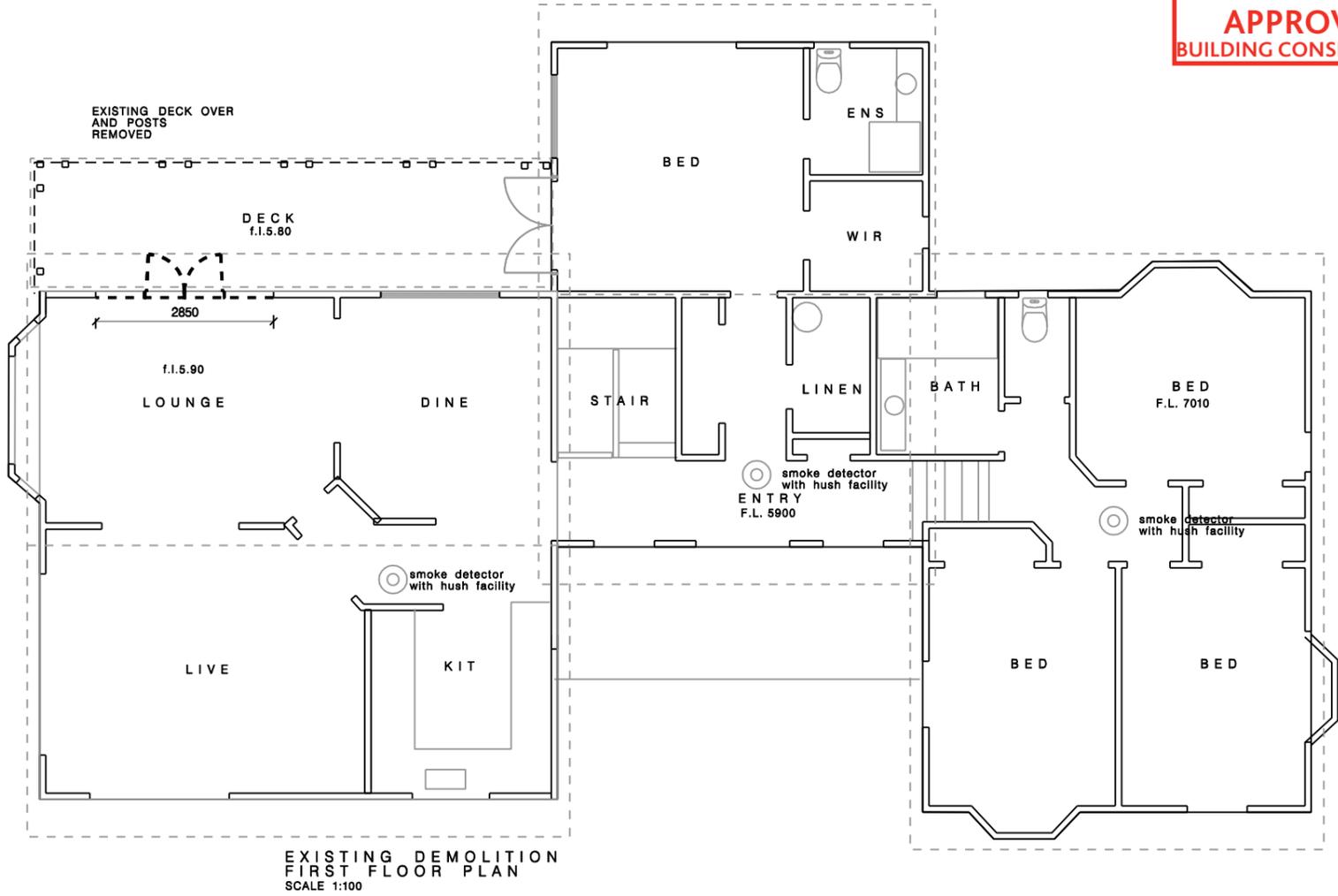


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125 LUCKENS ROAD
WEST HARBOUR

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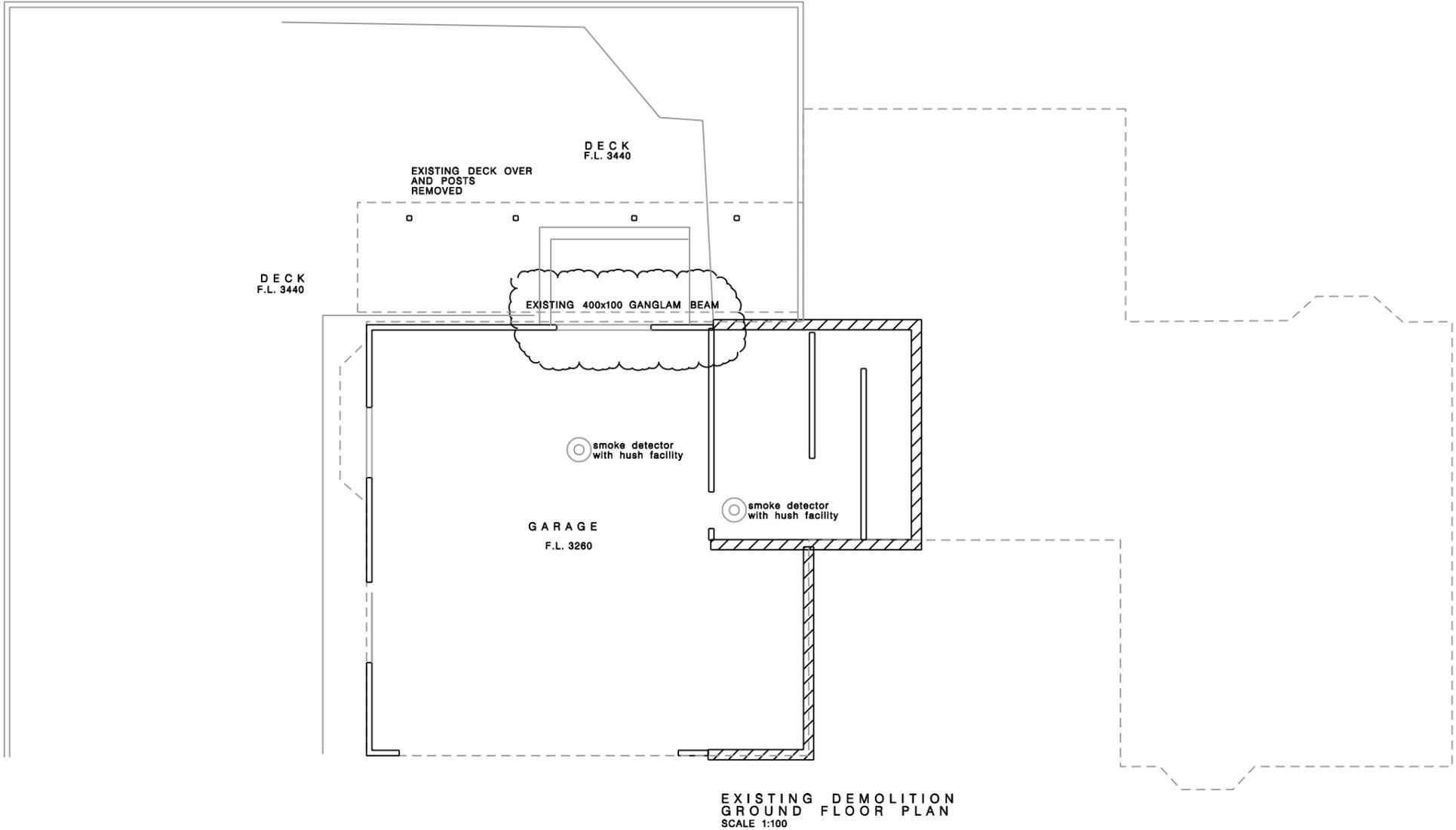
DNA
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EXISTING
FLOOR PLAN

A0.1 (A)
BUILDING CONSENT

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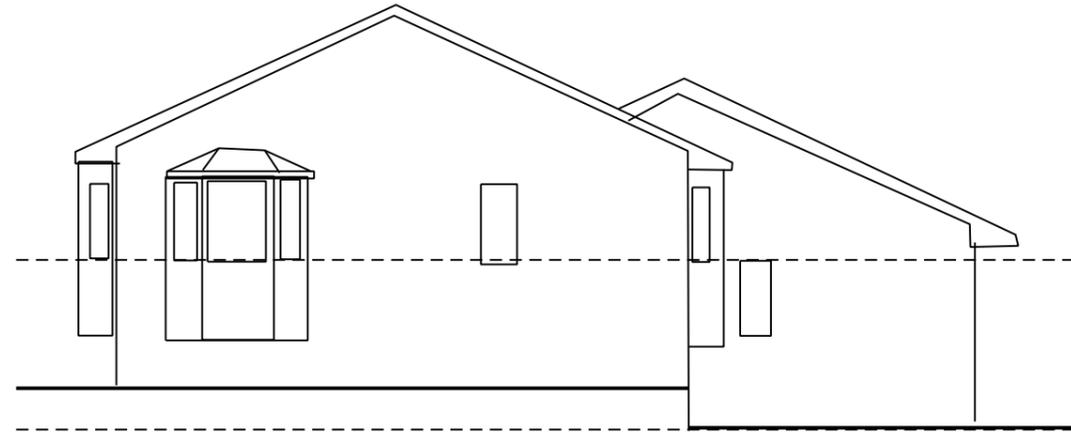
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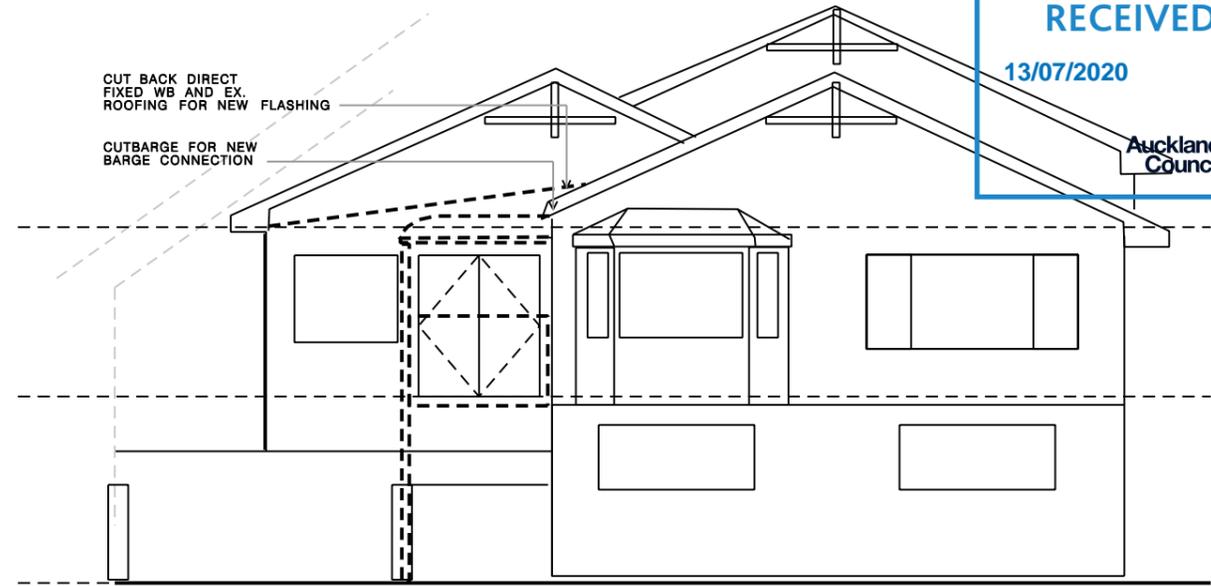
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FLOOR PLAN

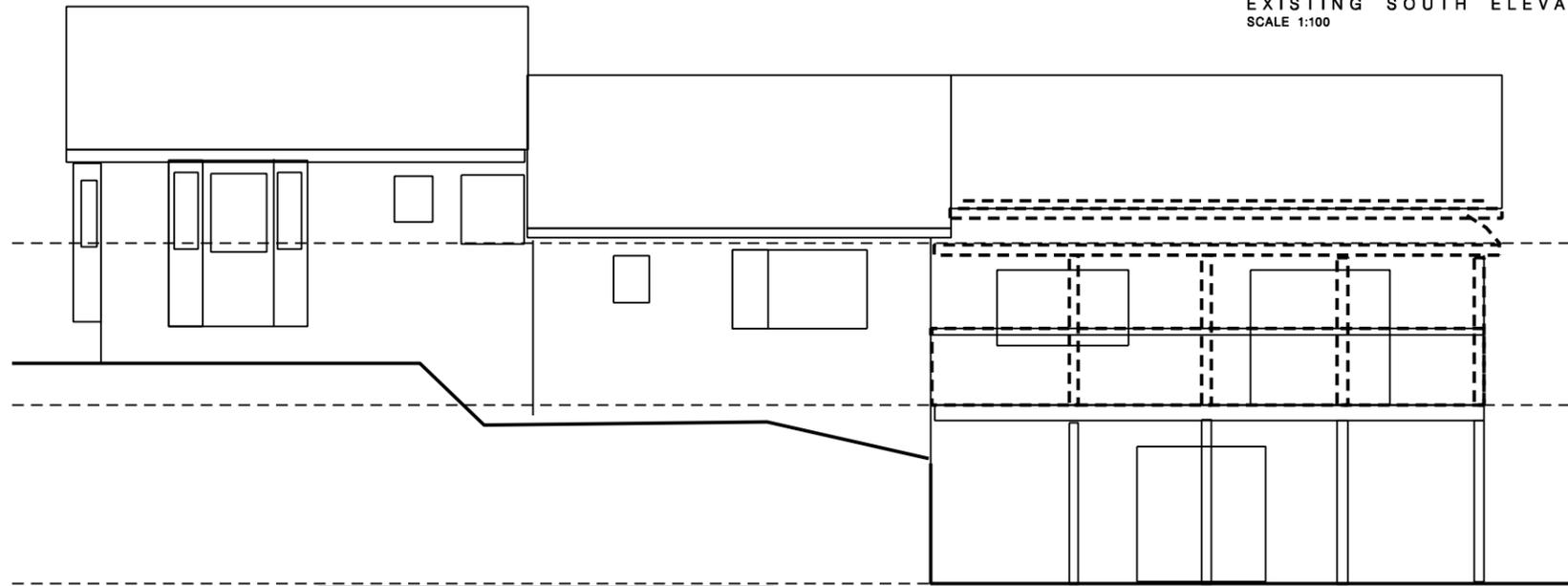
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BUILDING CONSENT



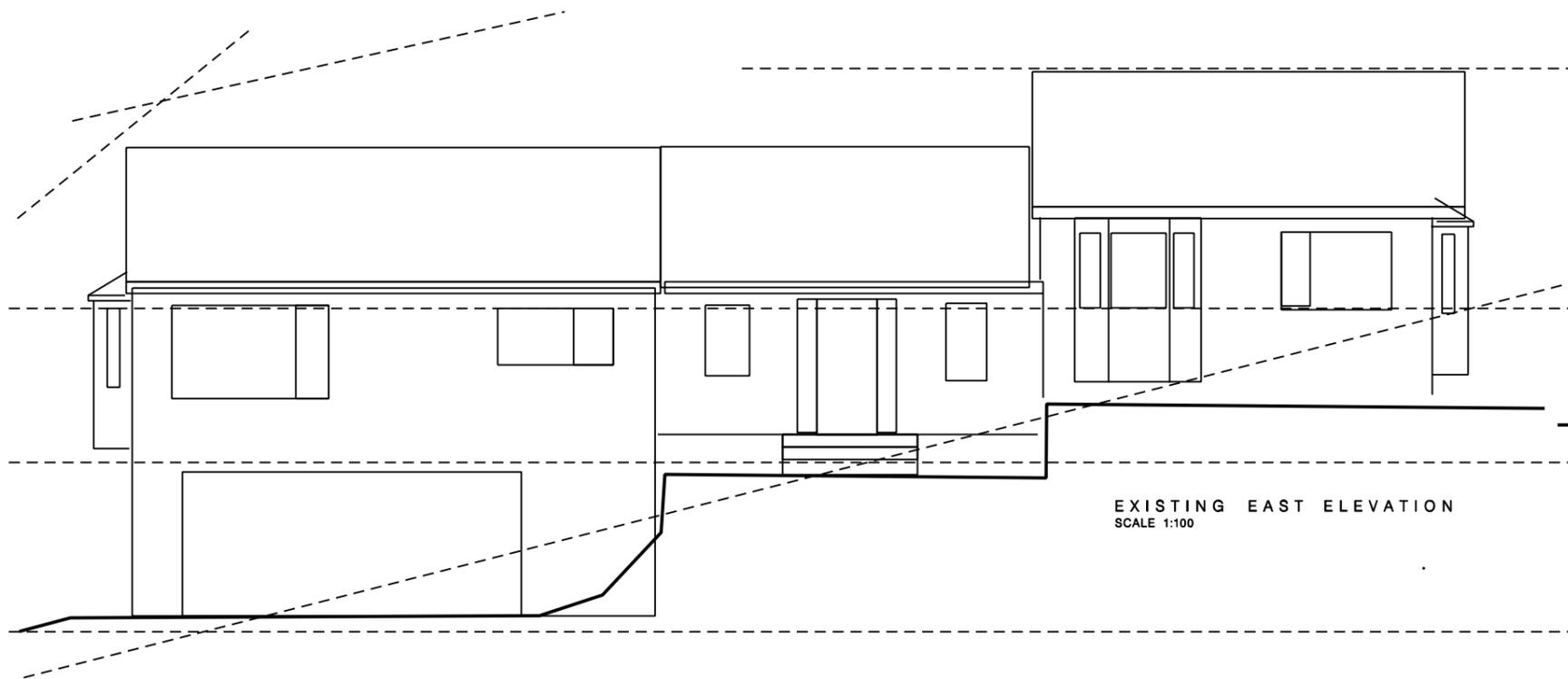
EXISTING NORTH ELEVATION
SCALE 1:100



EXISTING SOUTH ELEVATION
SCALE 1:100



EXISTING WEST ELEVATION
SCALE 1:100



EXISTING EAST ELEVATION
SCALE 1:100



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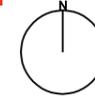
EXISTING
ELEVATION

A0.2(A)
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SITE DESCRIPTION

Parcel ID: 5,035,692.00
 Legal Description: Lot 164 DP 126344
 Address: 125 Luckens Road West Harbour
 Earthquake Zone: Zone 1
 Corrosion Zone: Zone D
 Climate Zone: 1
 Wind Region: A
 Lee Zone:
 Rainfall Intensity (range): 90 - 100
 Wind Zone (Experimental): Medium

SITE AREA	1263m ²
EXISTING BUILDING COVERAGE	170m ²
INC. EX VERANDAHS	17 + 12 = 199m ²
PROPOSED NEW VERANDAH ADDITION	17m ²
PROPOSED BUILDING COVERAGE	216m ²
SITE DENSITY	17.1%
NEW TOTAL IMPERMEABLE	327.4m ²
NEW TOTAL LANDSCAPED	345.6m ²
IMPERMEABLE LANDSCAPED	<10% change
	<10% change

SURVEY

- EXISTING LEVELS
- +32.72 NEW GROUND LEVELS
- F.L. +32.87 PROPOSED FLOOR LEVELS
- EXISTING GROUND CONTOUR

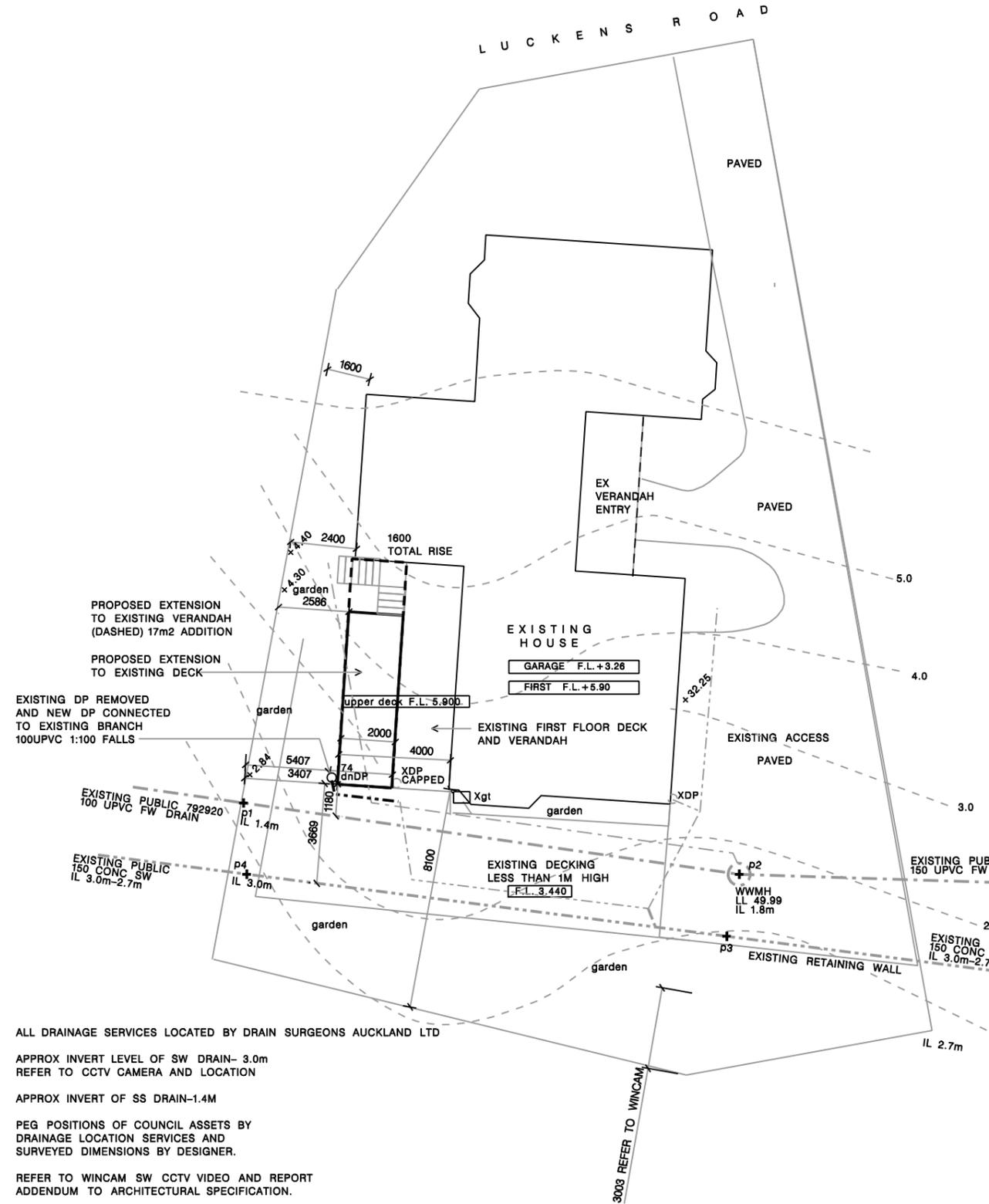
LEVELS BY DESIGNER

PLUMBING & DRAINAGE KEY

- DN 100 UPVC F/W DRAIN 1:100
- DN 100 UPVC SW DRAIN 1:100
- EXISTING F/W
- EXISTING SW
- NEW GRATED CHANNEL DRAIN
- NEW 100dia NOVA-FLO SW 1:100
- NEW GULLY TRAP
- EXISTING GULLY
- NZBC TYPE 1. SILT TRAP
- EXISTING MAIN VENT
- NEW MAIN VENT (80dia)
- AIR ADMITTANCE VALVE
- 75 DIA PVC DOWNPIPE
- EXISTING DOWNPIPE

FOR DETAILED PLUMBING AND DRAINAGE REFER TO FOUNDATION PLAN AND FRAMING PLANS

CONTRACTOR TO CONFIRM ALL UNDERGROUND SERVICES PRIOR TO STARTING WORKS AND CONFIRM COMPLIANCE WITH AUCKLAND COUNCIL GUIDELINES



ALL DRAINAGE SERVICES LOCATED BY DRAIN SURGEONS AUCKLAND LTD
 APPROX INVERT LEVEL OF SW DRAIN- 3.0m
 REFER TO CCTV CAMERA AND LOCATION
 APPROX INVERT OF SS DRAIN-1.4M
 PEG POSITIONS OF COUNCIL ASSETS BY DRAINAGE LOCATION SERVICES AND SURVEYED DIMENSIONS BY DESIGNER.
 REFER TO WINCAM SW CCTV VIDEO AND REPORT ADDENDUM TO ARCHITECTURAL SPECIFICATION.

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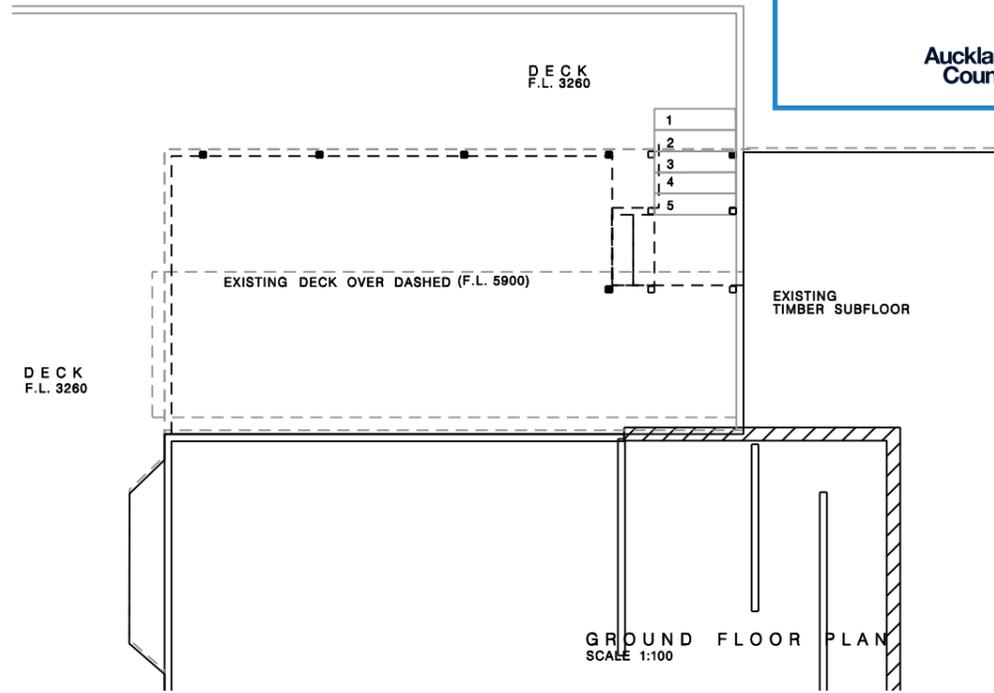
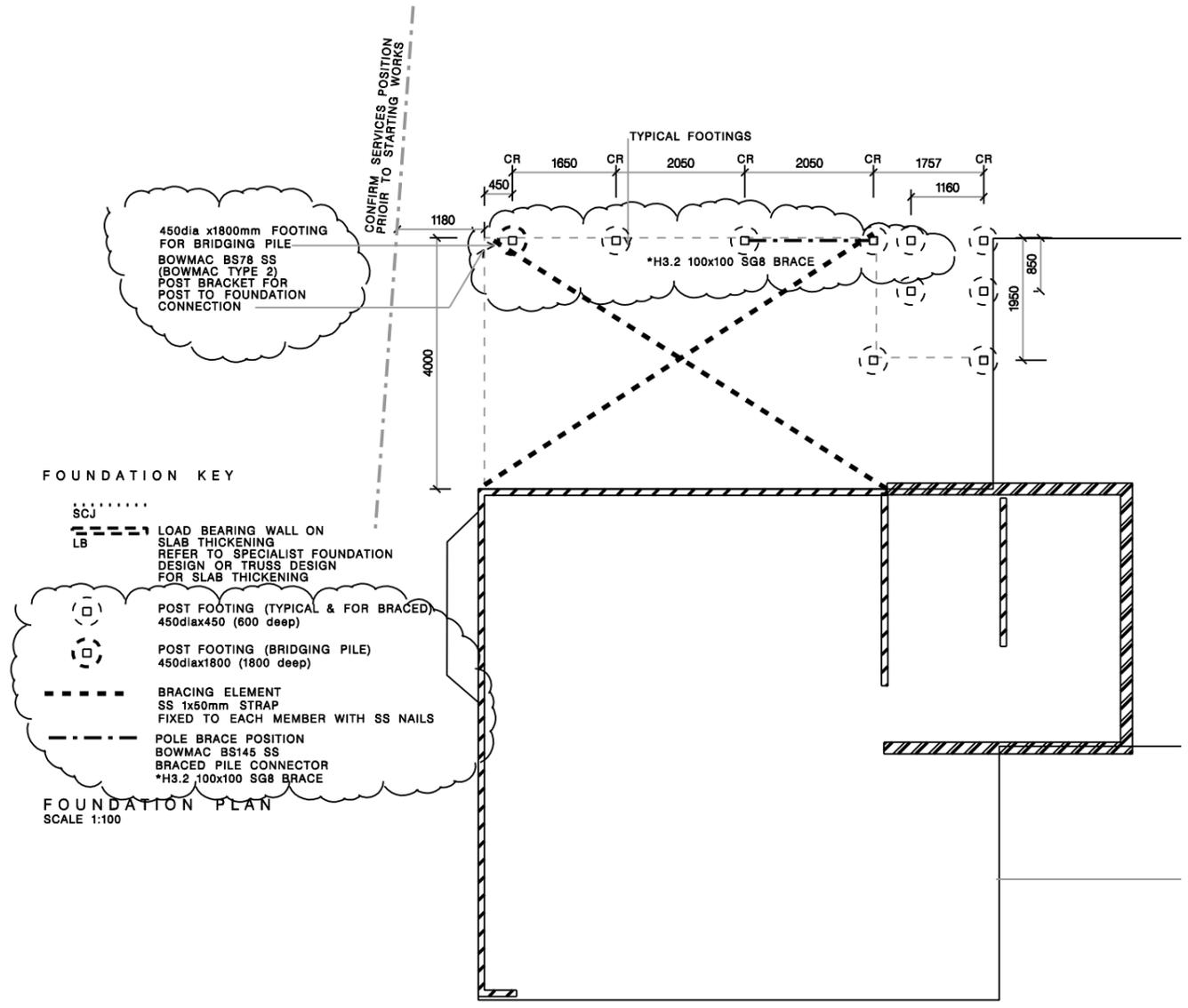
REV B. 09/04/20 SW REMOVED
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 SCALE 1:200 @ A3

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SITE PLAN
 SS ONLY
A1.1 (A)
 BUILDING CONSENT

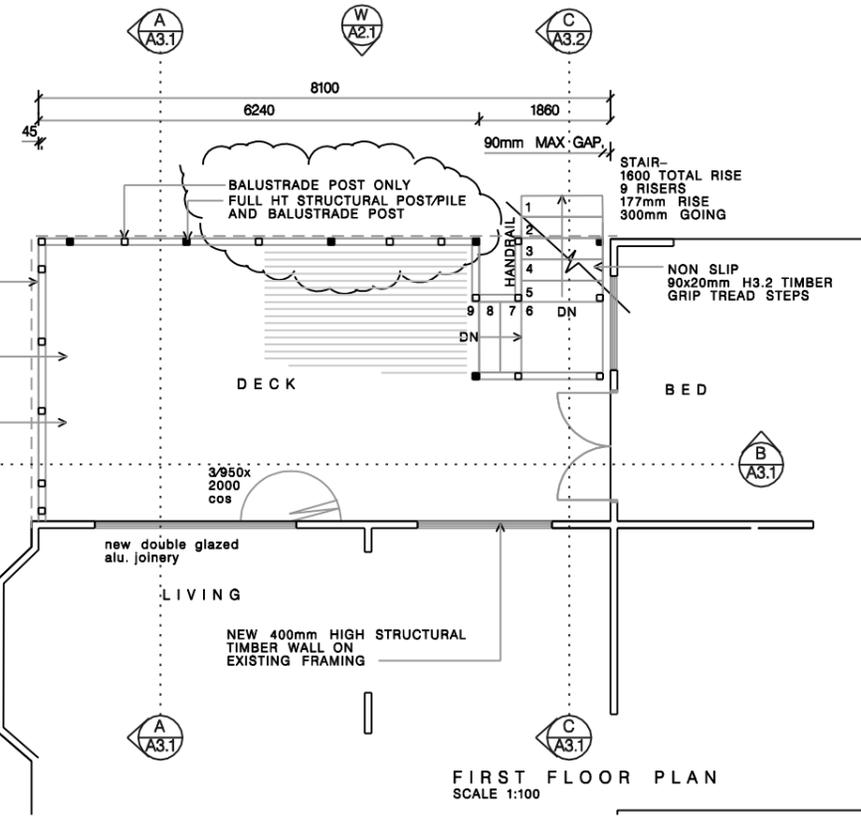
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mobile 021 2042215
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SCALE 1:100 @ A3
FLOOR PLAN
FOUNDATION PLAN
A1.2 (A)
BUILDING CONSENT

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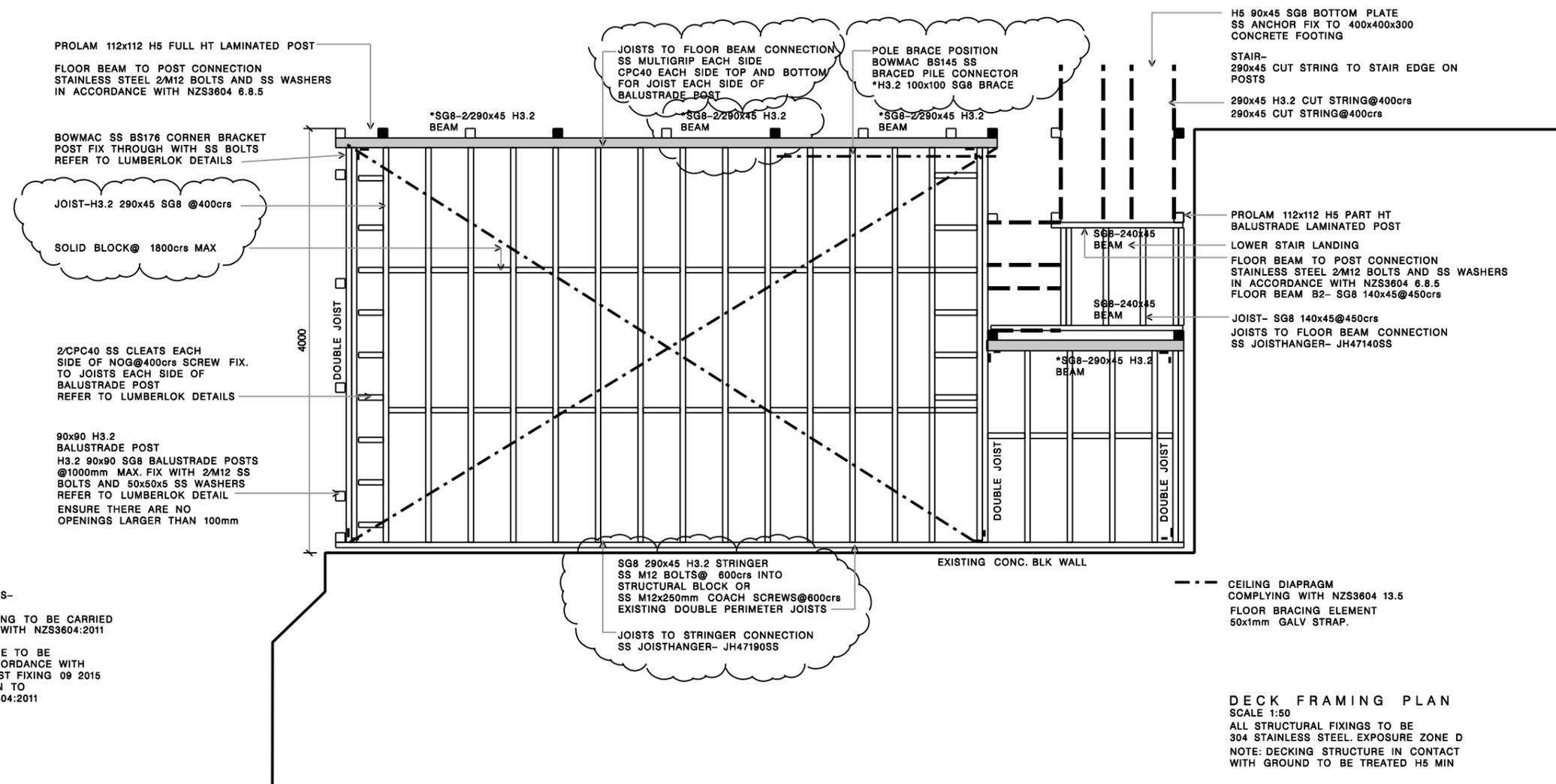


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FIXING
GENERAL FIXING NOTES-

ALL FIXINGS OF FRAMING TO BE CARRIED
OUT IN ACCORDANCE WITH NZS3604:2011

DECK AND BALUSTRADE TO BE
CONSTRUCTED IN ACCORDANCE WITH
LUMBERLOK DECK JOIST FIXING 09 2015
ALTERNATIVE SOLUTION TO
CLAUSE 7.4.1.3 NZS 3604:2011

Approved by Emery Ning

10/07/2020

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DECK FRAMING PLAN

SCALE 1:50

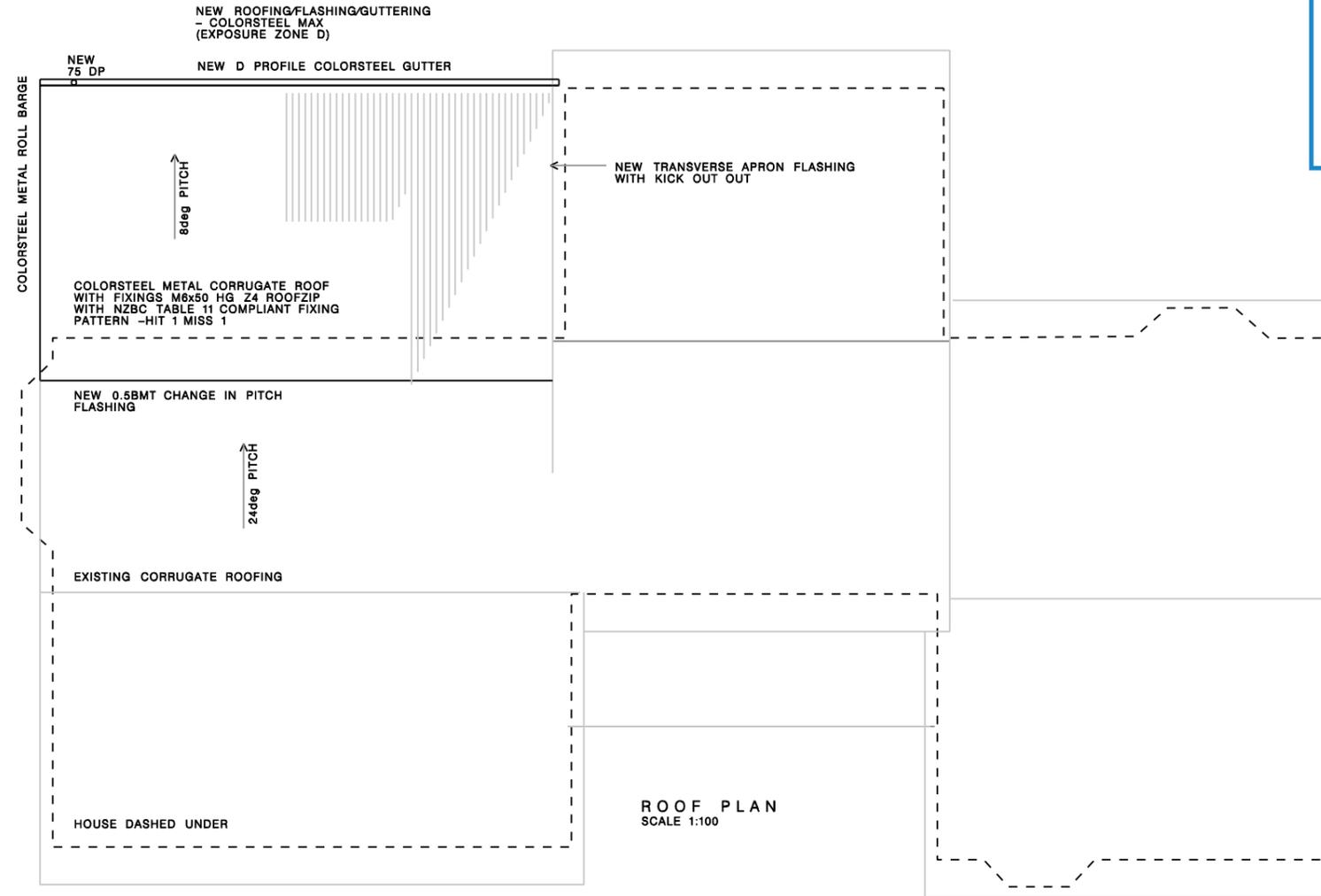
ALL STRUCTURAL FIXINGS TO BE
304 STAINLESS STEEL. EXPOSURE ZONE D
NOTE: DECKING STRUCTURE IN CONTACT
WITH GROUND TO BE TREATED H5 MIN

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REV.A. 01/07/20 clouded rfi
DATE 30.03.2020
SCALE 1:50 @ A3

FLOOR
FRAMING PLAN

A1.3 (A)
BUILDING CONSENT



ROOF PLANE BRACING SHALL BE
DIAGONALLY OPPOSING PAIR OF
CONTINUOUS 50x1mm GALV. STAPS
EACH HAVING A CAPACITY OF 4.0kn IN TENSION
FIXED TO EACH TOP CHORD OR RAFTER
AND TOP PLATE THAT IS INTERSECTED.
REFER TO MULTINAILED GUIDE FOR FULL INSTRUCTIONS

VERANDAH BEAM FIXED TO
POST WITH 2M12 SS BOLTS AND
WASHERS TO NZS3604
FIG 9.3 (C)

PURLINS 90x45@750crs (VH WIND ZONE)
PURLIN FIXED TO TRUSS WITH 1/14g
SELF DRILLING TYPE 17 FIXING OR
ALTERNATIVE 5.5kn FIXING.
NZS3604 TABLE 10.10

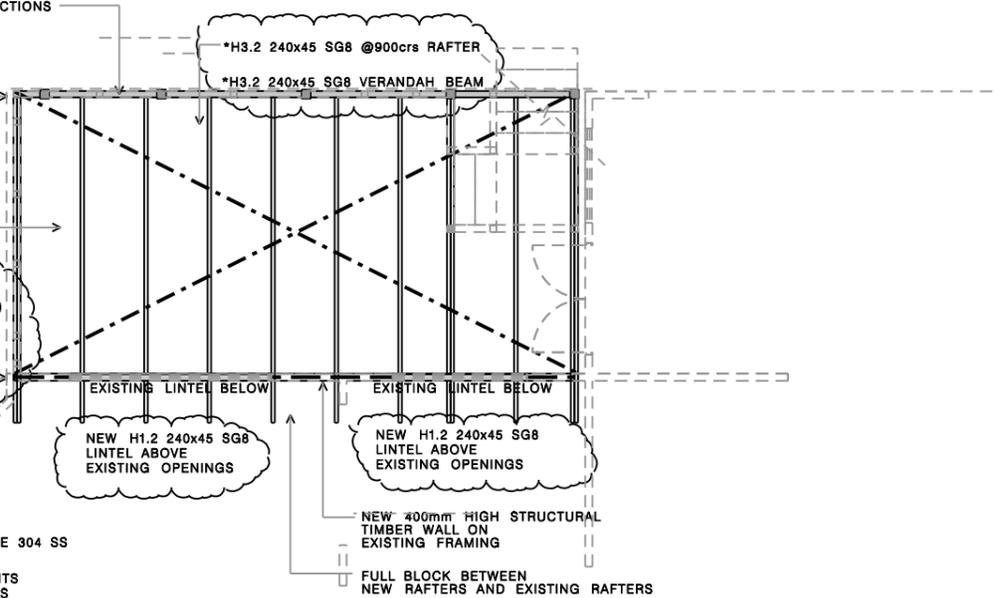
NEW RAFTER TO TOP PLATE FIXING
AS PER ENGINEERS DETAIL (CPC40 ONE SIDE)
EXISTING RAFTER TO TOP PLATE FIXING
TO BE IN ACCORDANCE WITH
NZS3604:2011 TABLE 10.14 AND 10.15
2Øx3.15 SKEW NAILS AND 2 WIRE DOGS
OR ALTERNATIVE 4.7KN FIXING

NOTE:
WIND ZONE DESIGN- VERY HIGH WIND ZONE
EXPOSURE ZONE- ZONE D
ALL FIXINGS AND FASTENINGS TO COMPLY
WITH DURABILITY REQUIREMENTS AS
OUTLINED IN NZS3604 TABLE 4.1 EXPOSED- TYPE 304 SS
SHELTERED- TYPE 304 SS

FOR SPECIALIST/ENGINEER DESIGNED ELEMENTS
REFER TO SPECIFICATION APP. A. FOR DETAILS

FRAMING KEY

- ROOF BRACING ELEMENT
50x1mm SS STRAP, REFER TO
TRUSS DESIGNER ALSO
- CEILING DIAPHRAGM
COMPLYING WITH NZS3604 13.5
- JOISTS/RAFTERS
- LOAD BEARING WALL



ROOF FRAMING PLAN
SCALE 1:100



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125 LUCKENS ROAD
WEST HARBOUR

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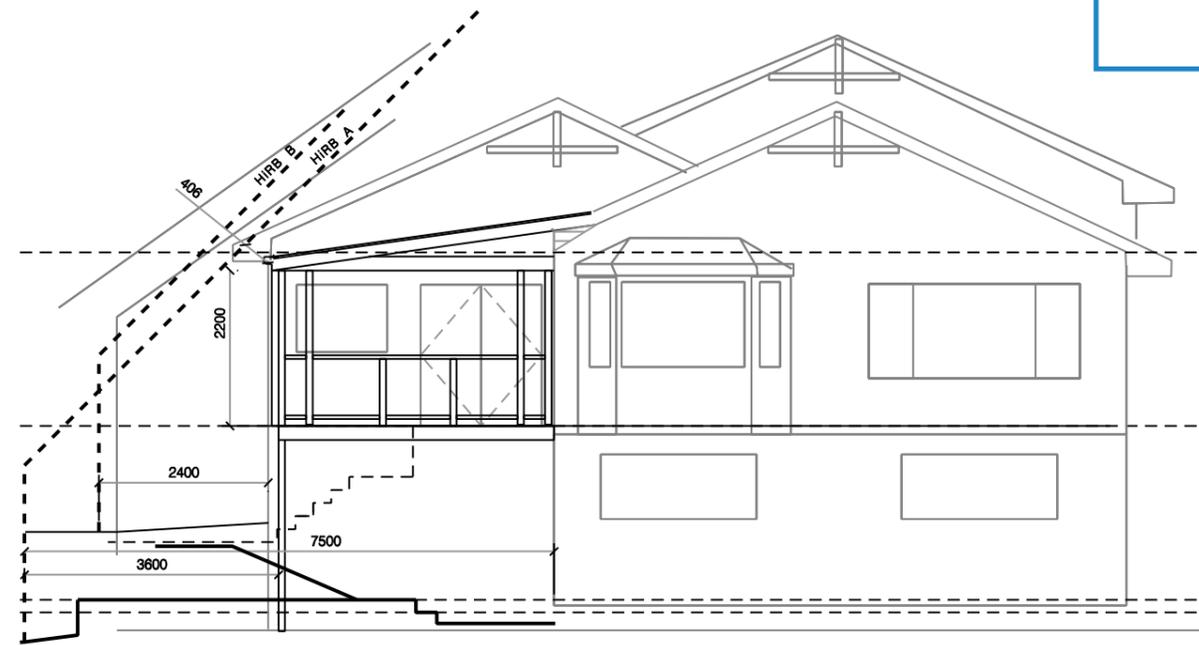
FRAME PLAN
ROOF PLAN

A1.4 (A)
BUILDING CONSENT

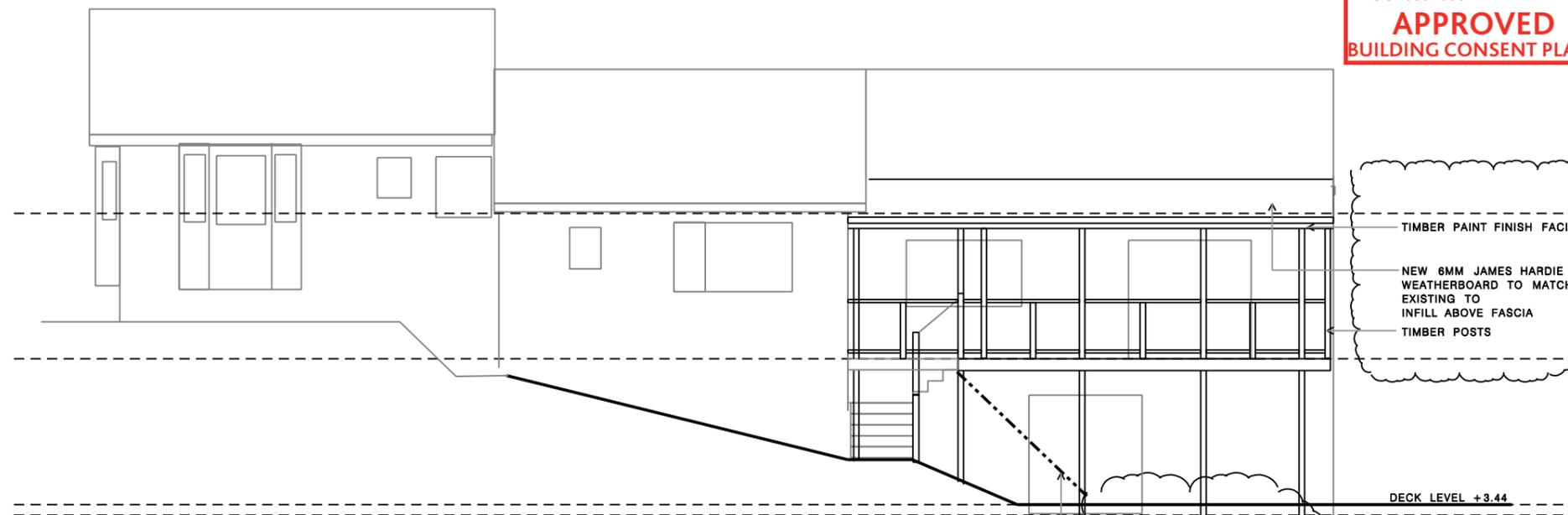
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SOUTH ELEVATION
SCALE 1:100



WEST ELEVATION
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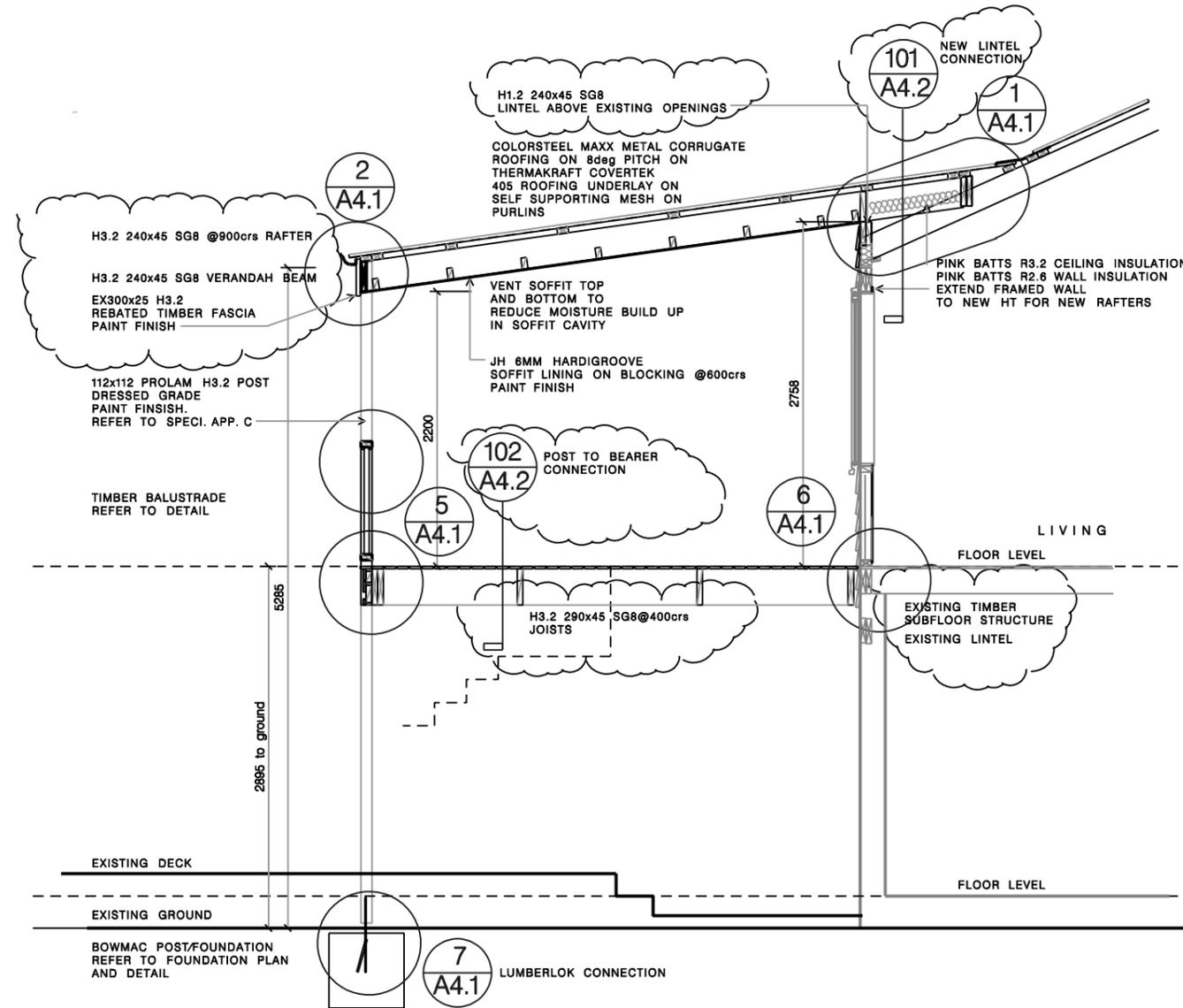
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Emery Ning
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CONSULTING ENGINEERS

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ELEVATION

A2.1 (A)
BUILDING CONSENT



REFER TO SPECIFICATION APP. C.
FOR PROPRIETARY PRODUCTS INSTALLATION
AND PRODUCER STATEMENTS

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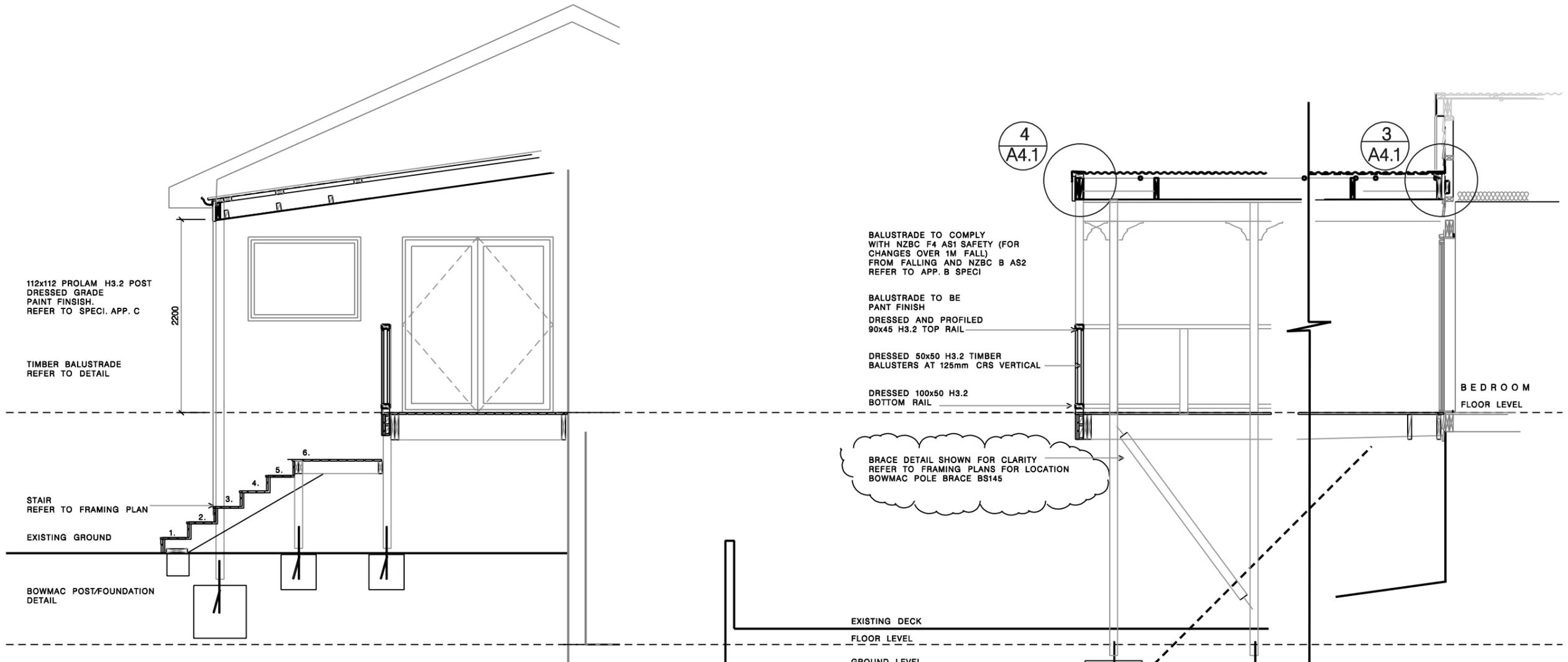
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SCALE 1:100 @ A3



SECTION

A3.1 (A)
BUILDING CONSENT



112x112 PROLAM H3.2 POST
DRESSED GRADE
PAINT FINISH
REFER TO SPECI. APP. C

TIMBER BALUSTRADE
REFER TO DETAIL

STAIR
REFER TO FRAMING PLAN

EXISTING GROUND

BOWMAC POST/FOUNDATION
DETAIL

SECTION C-C
SCALE 1:50

BALUSTRADE TO COMPLY
WITH NZBC F4 AS1 SAFETY (FOR
CHANGES OVER 1M FALL)
FROM FALLING AND NZBC B AS2
REFER TO APP. B SPECI

BALUSTRADE TO BE
PANT FINISH
DRESSED AND PROFILED
90x45 H3.2 TOP RAIL

DRESSED 50x50 H3.2 TIMBER
BALUSTERS AT 125mm CRS VERTICAL

DRESSED 100x50 H3.2
BOTTOM RAIL

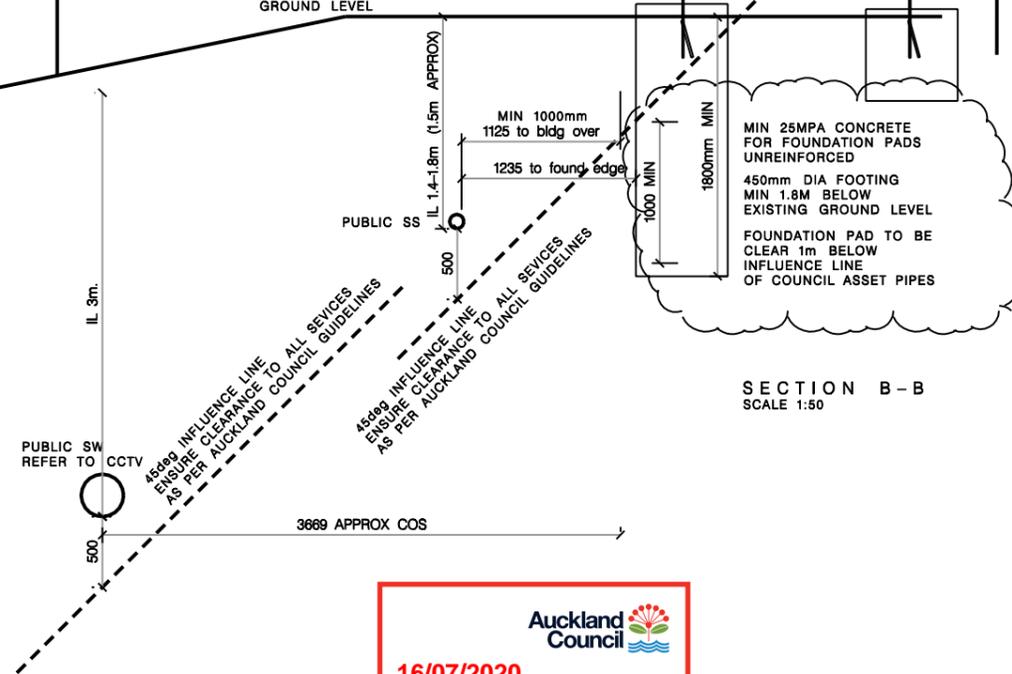
BRACE DETAIL SHOWN FOR CLARITY
REFER TO FRAMING PLANS FOR LOCATION
BOWMAC POLE BRACE BS145

EXISTING DECK

FLOOR LEVEL

GROUND LEVEL

BEDROOM
FLOOR LEVEL



SECTION B-B
SCALE 1:50



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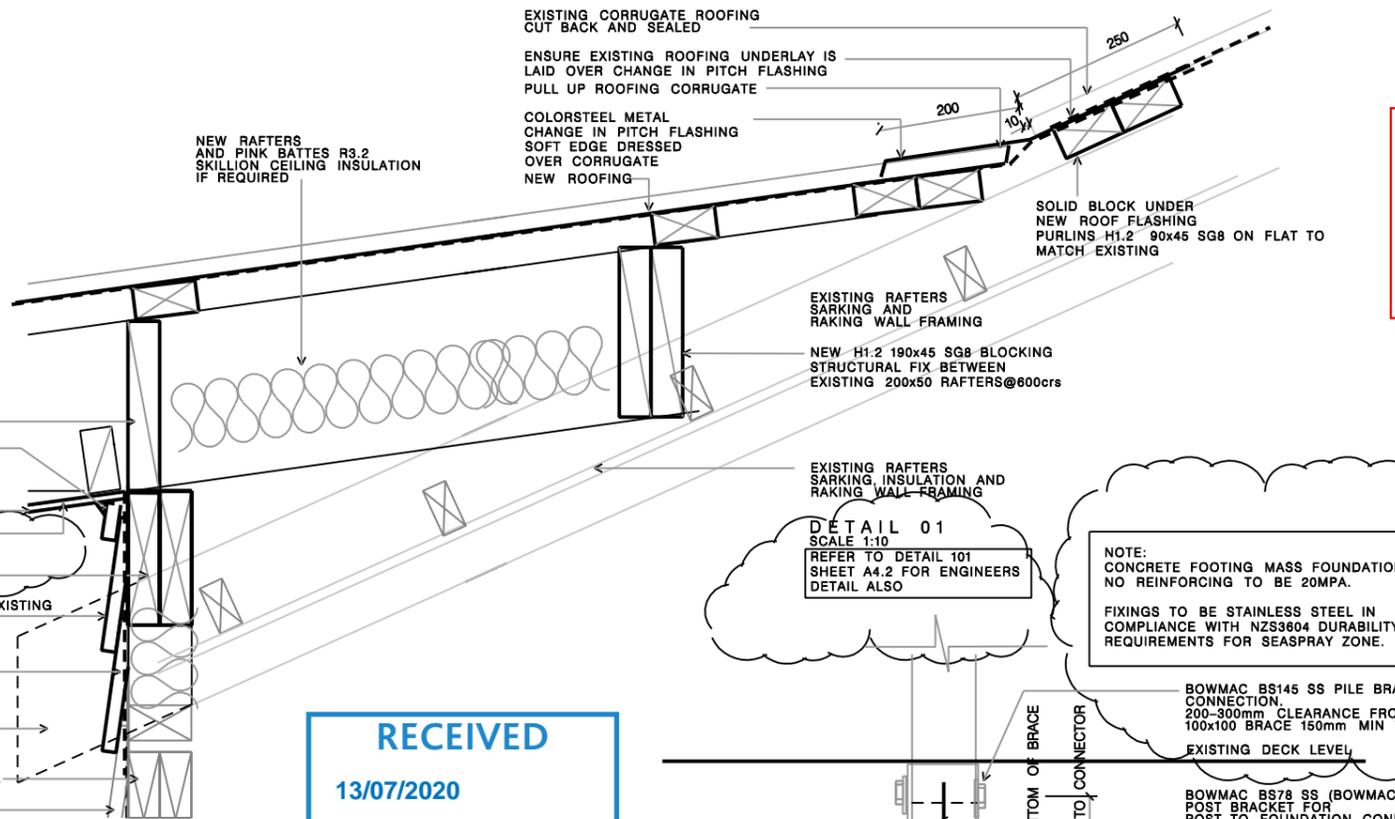
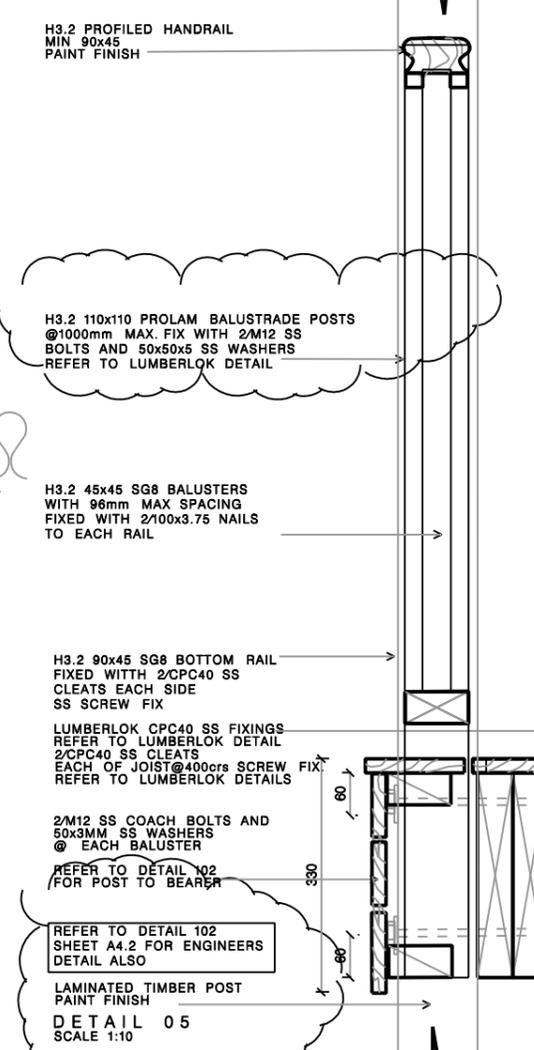
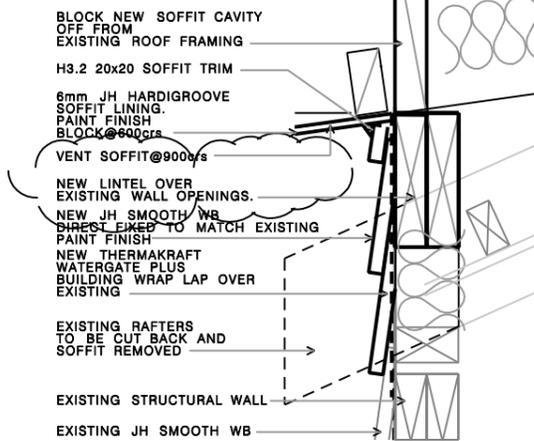
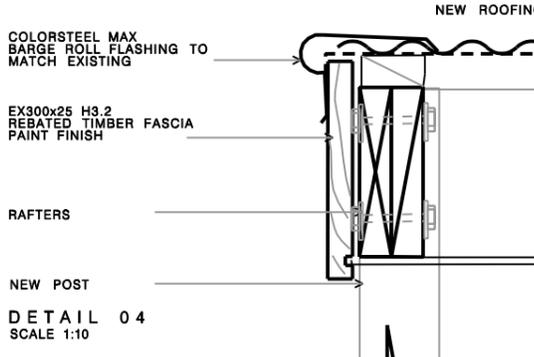
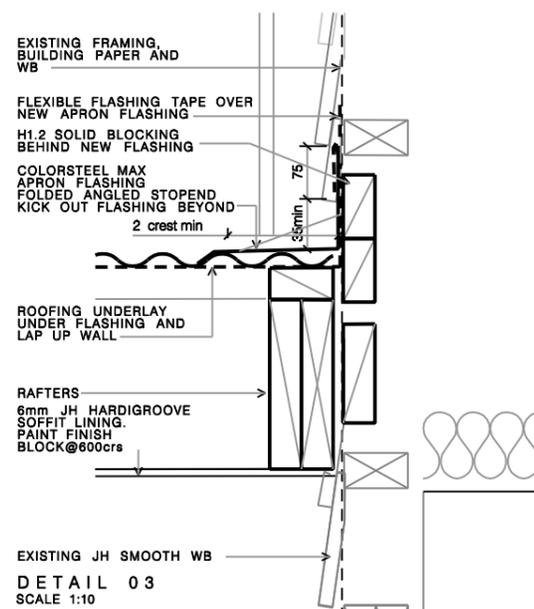
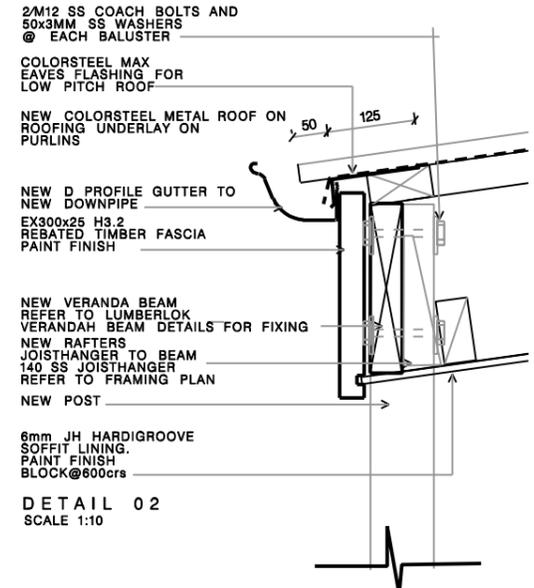
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SECTION

A3.2(A)
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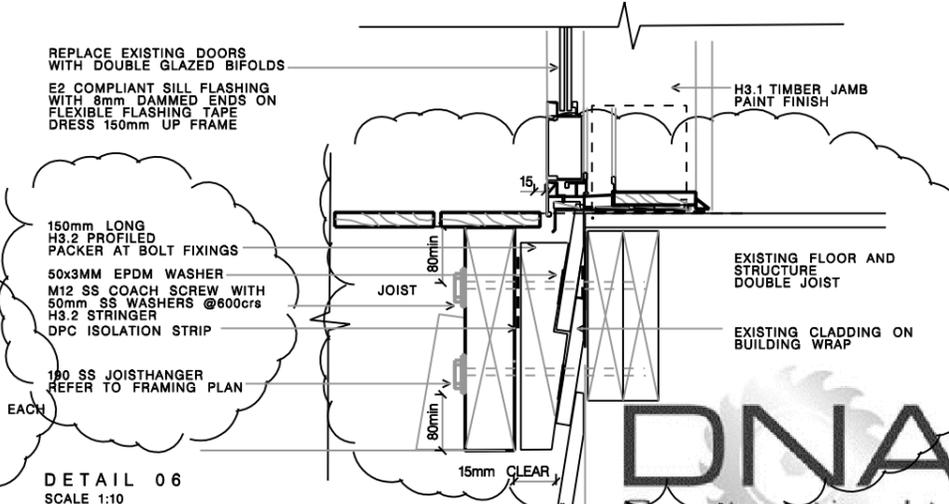
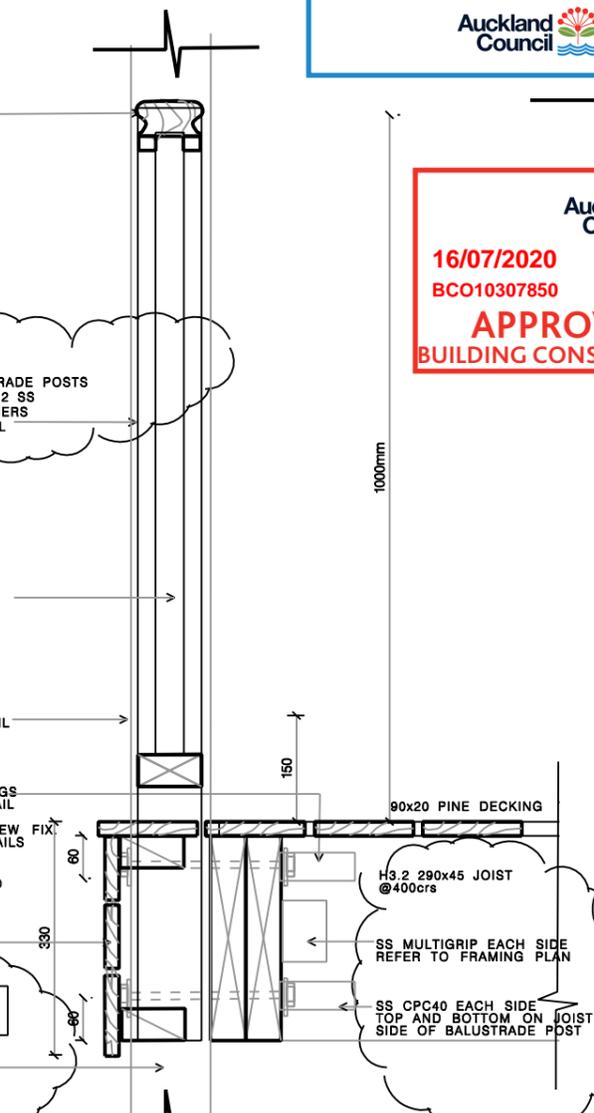
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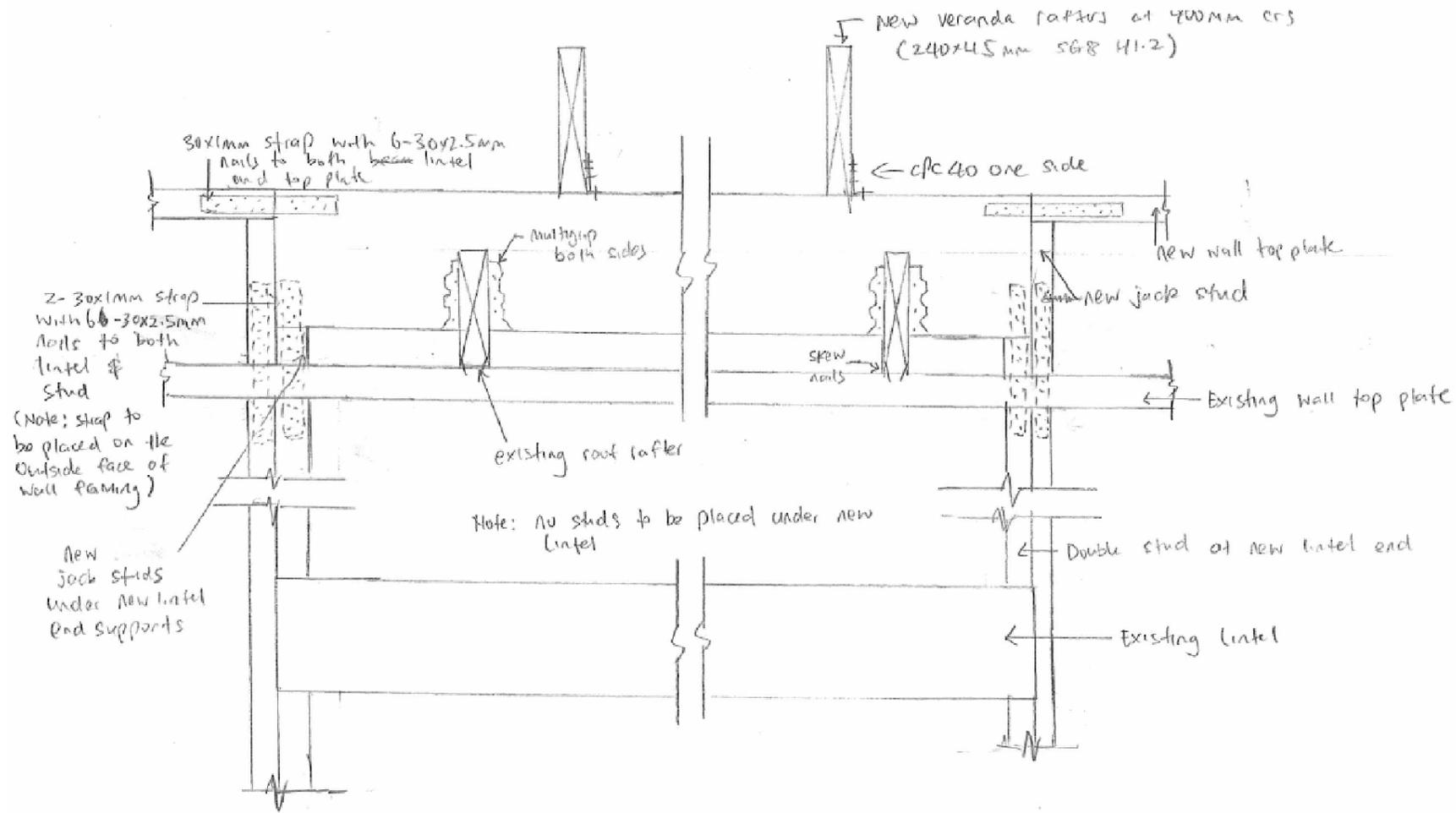
ROOFING
DETAIL

A4.1 (A)
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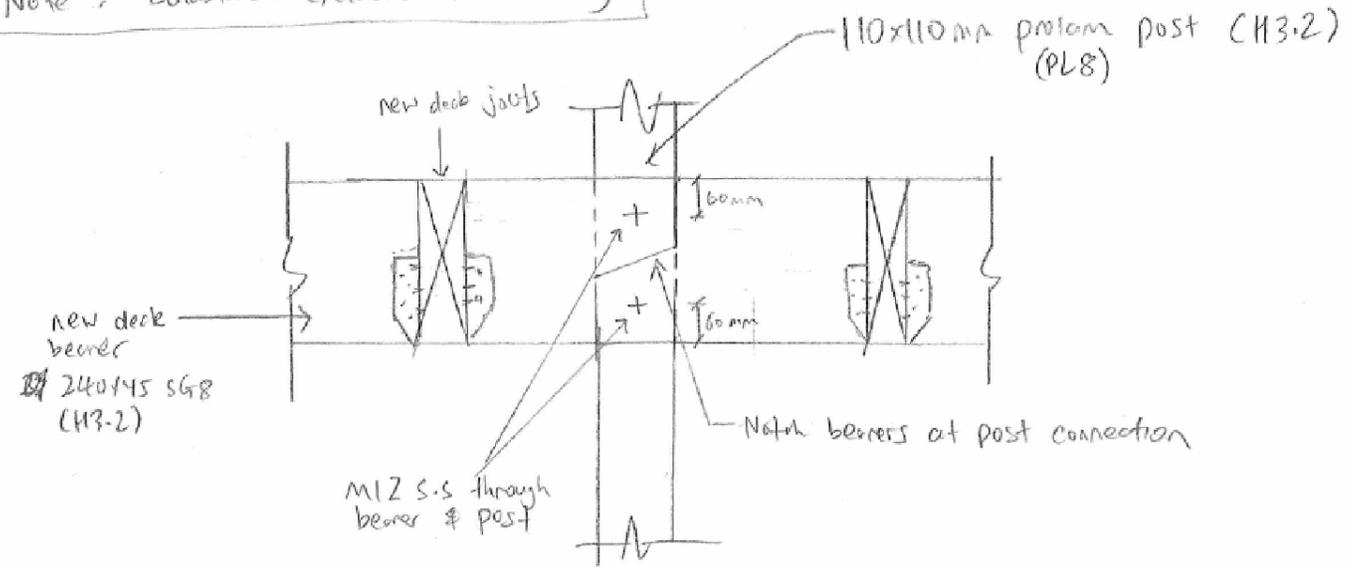
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101 NEW LINTEL CONNECTION SCALE 1:10

Note: Balustrade excluded for clarity



102 POST TO BEARER CONNECTION SCALE 1:10

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ENGINEERING
DETAIL 101,102

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Figure 12: Direct fix one piece head flashing without facings

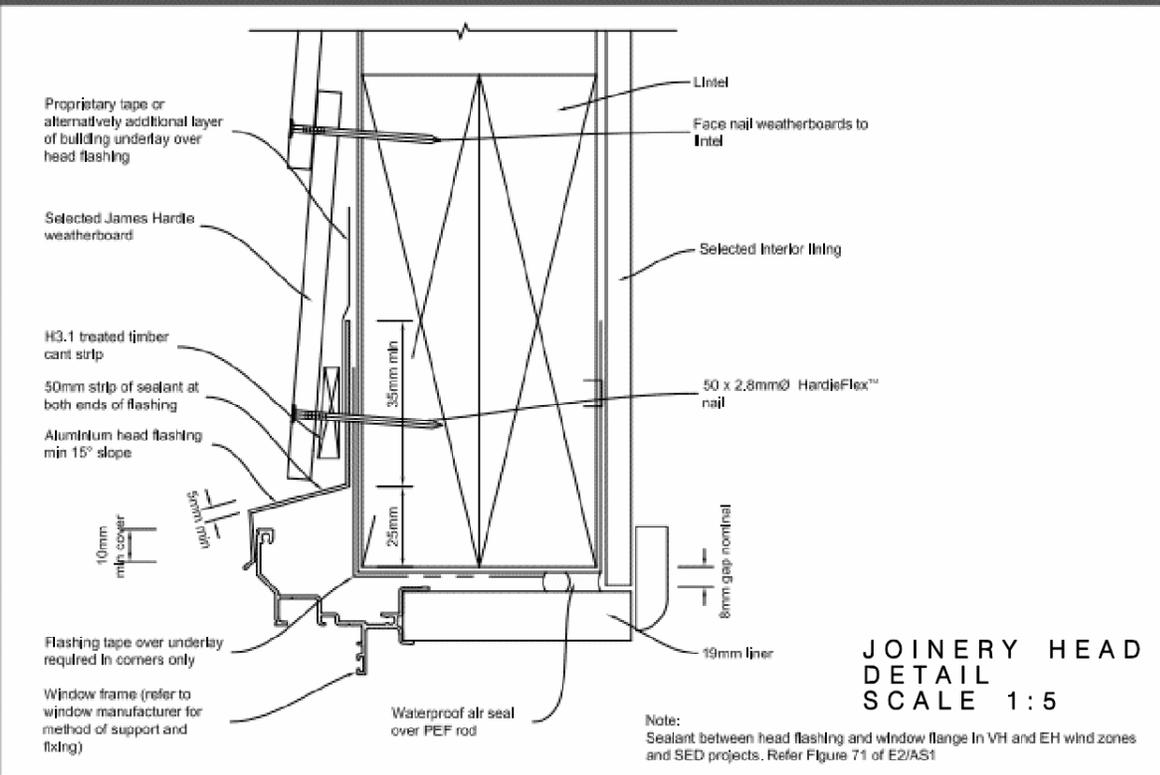


Figure 13: Direct fix jamb flashing without facings

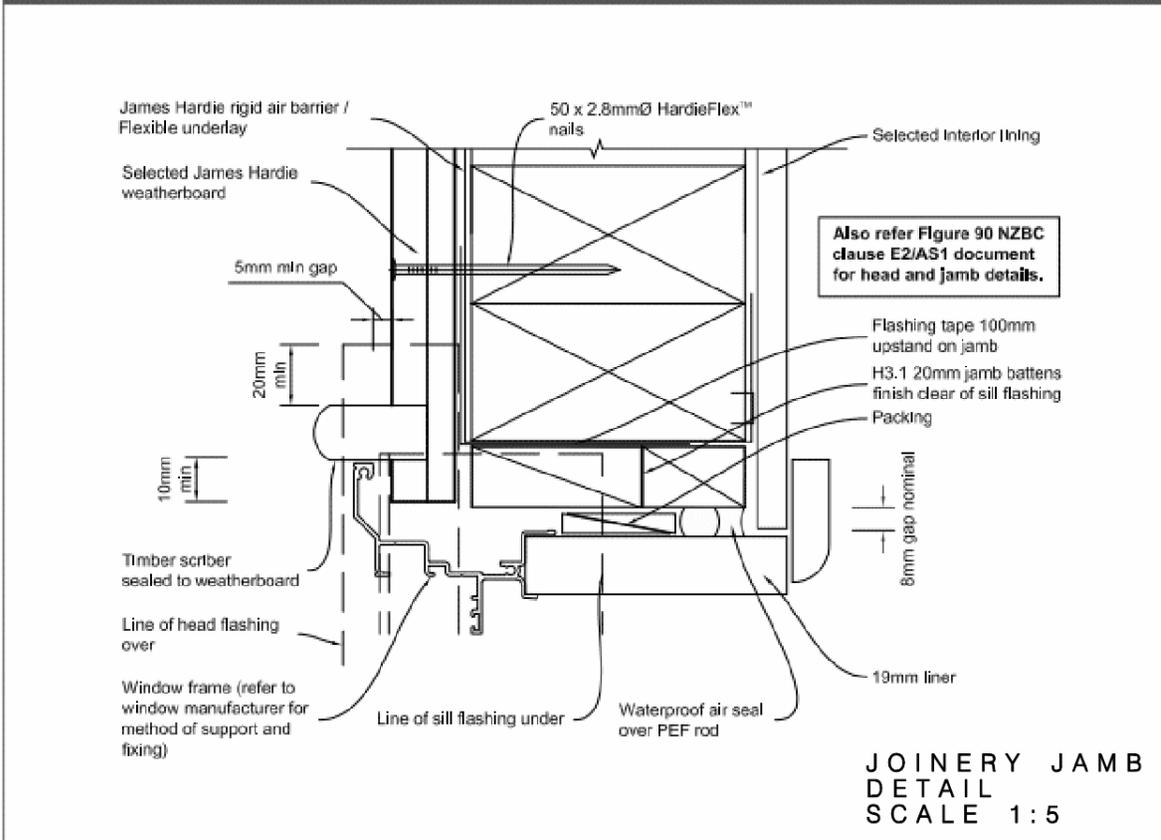
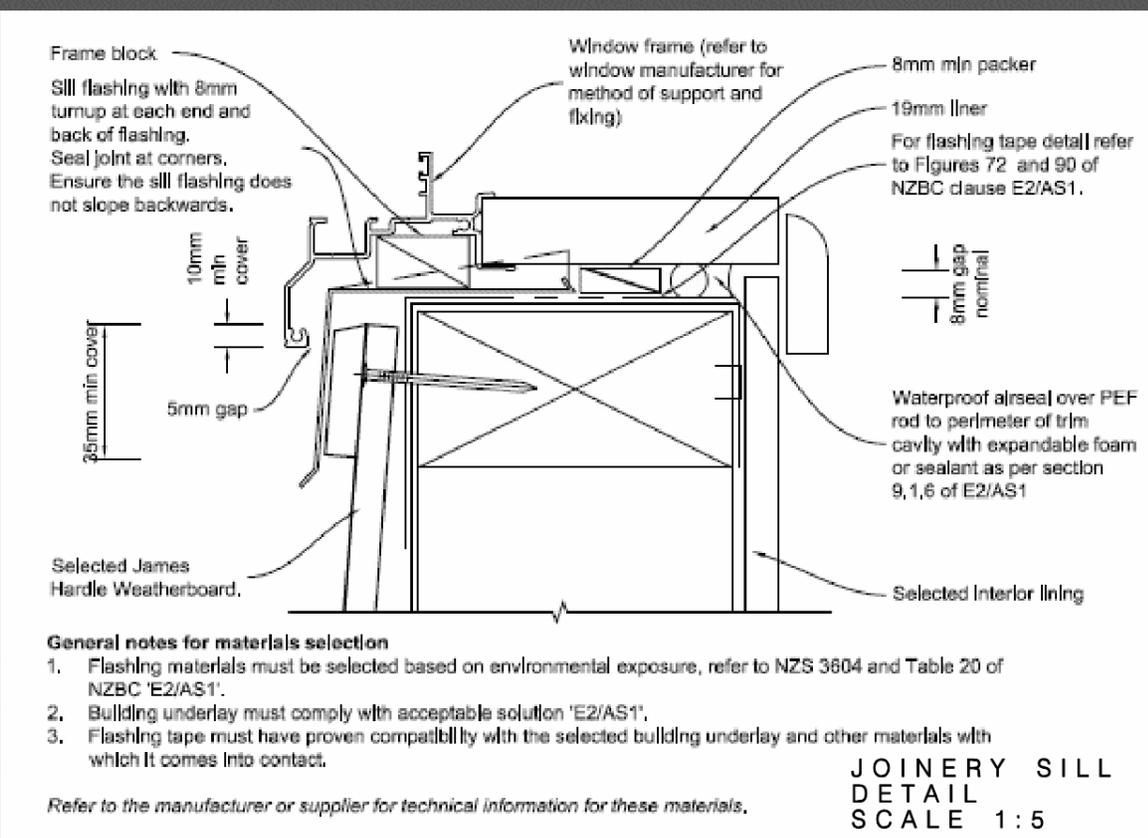


Figure 11: Direct fix window sill flashings without facings



General notes for materials selection

1. Flashing materials must be selected based on environmental exposure, refer to NZS 3604 and Table 20 of NZBC 'E2/AS1'.
2. Building underlay must comply with acceptable solution 'E2/AS1'.
3. Flashing tape must have proven compatibility with the selected building underlay and other materials with which it comes into contact.

Refer to the manufacturer or supplier for technical information for these materials.



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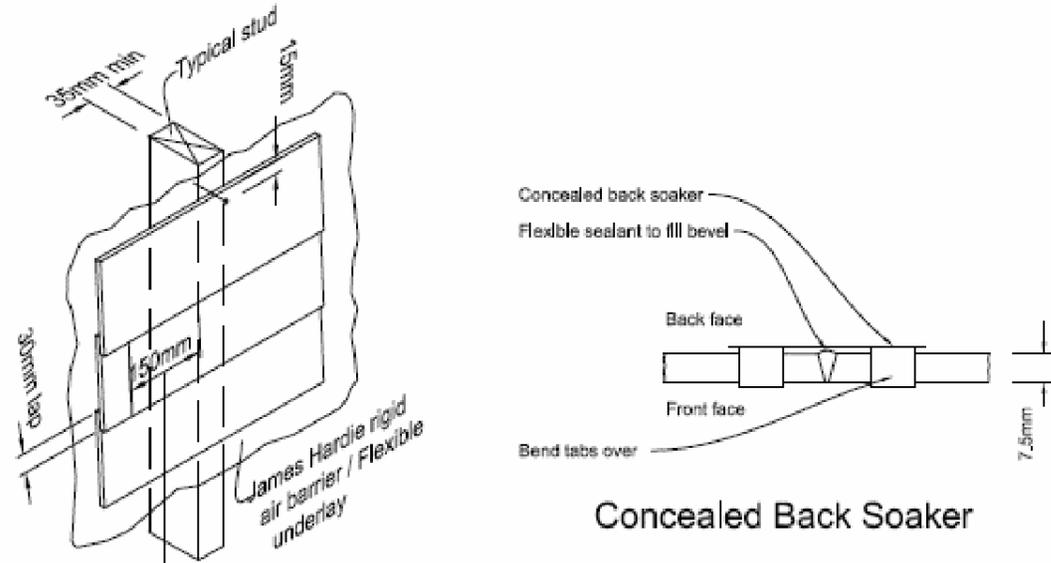


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SCALE 1:5 @ A3

JOINERY/
CLADDING
DETAIL

A4.3(A)
BUILDING CONSENT

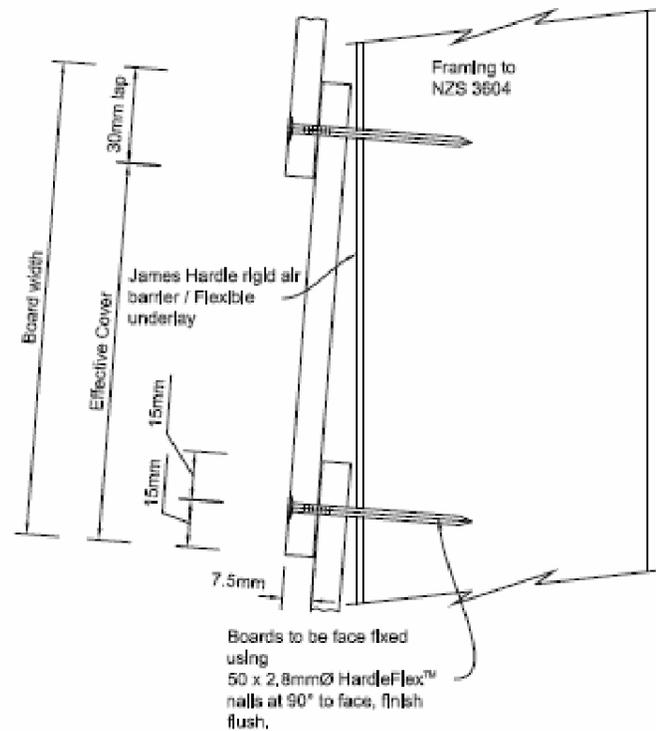
Figure 4: Direct fix weatherboard fixing



Concealed back soaker joint in weatherboard to be 150mm minimum from side of stud. Joints must be staggered by 600mm minimum

Jointing Off Stud

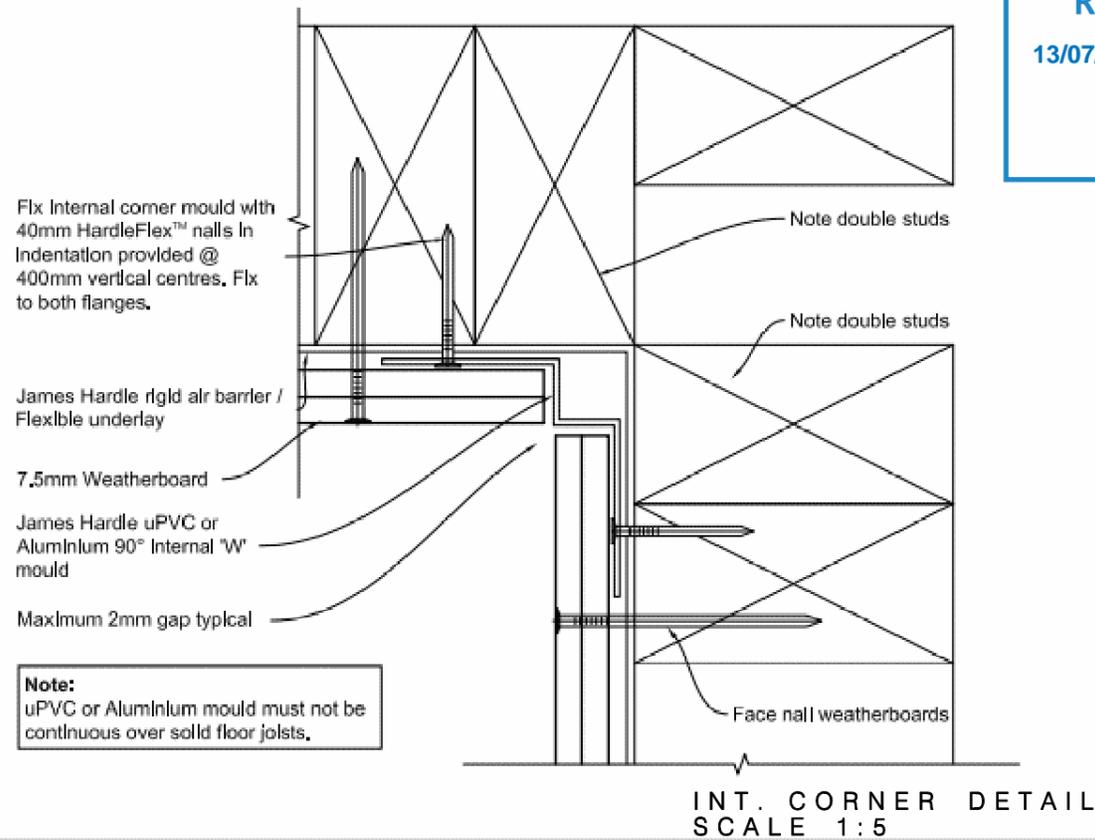

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Face Nailing

CLADDING JOINTER DETAIL
SCALE 1:5

Figure 8: Direct fix internal 90° uPVC or aluminium 'W' mould



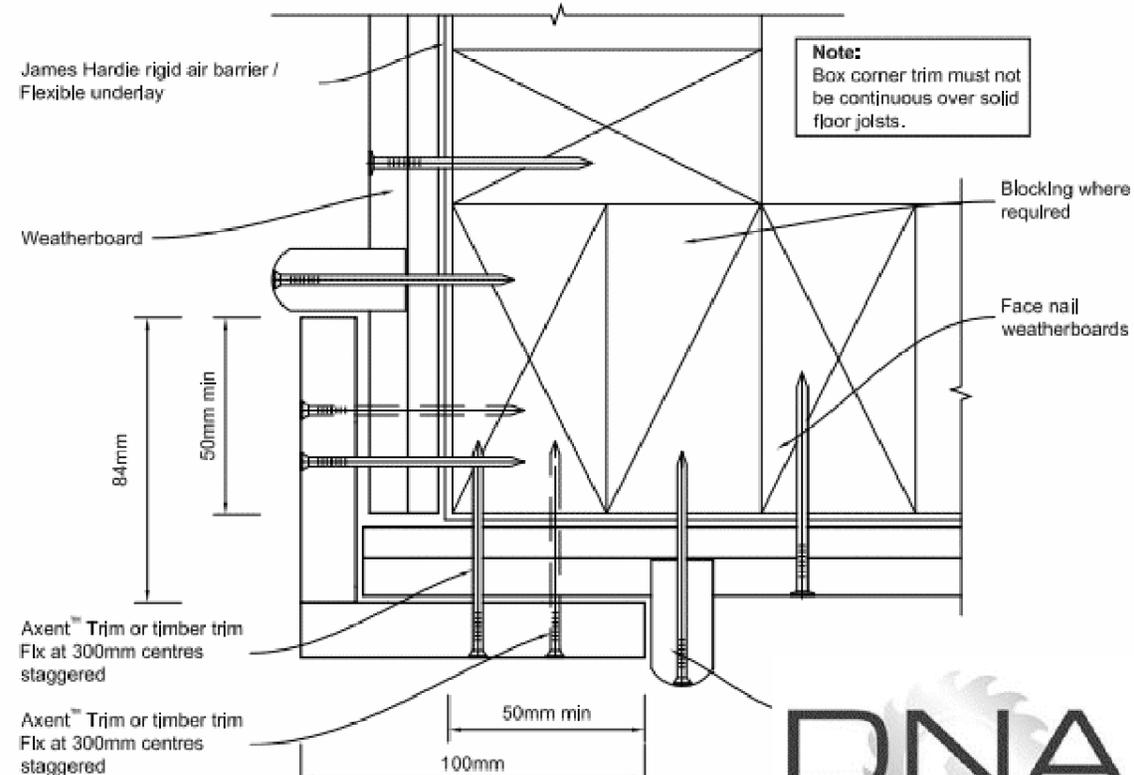
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malloch
 architecture



PO Box 32507, Devonport 0747, Auckland, New Zealand
 mobile 021 2042215
 email patrick@malloch.org.nz

Figure 6: Direct fix external boxed corner




 EXT. CORNER DETAIL
 SCALE 1:5

NEW OUTDOOR
LIVING
 for STEVE & RAE ANSELL
 125 LUCKENS ROAD
 WEST HARBOUR

REV.A. 01/07/20 clouded rfi
 DATE 30.03.2020
 SCALE 1:5 @ A3

CLADDING
DETAIL

A4.4 (A)
 BUILDING CONSENT

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